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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609



Web Ref CL12259



R27,176 pm

**Gross Monthly Rental** R27,176 Excl. VAT  
**Monthly Rates** R4,430.7 Excl. VAT  
**Monthly Levy** R6,880 Excl. VAT

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### Prime Industrial Unit in Edge Logistics Complex – Secure, Accessible & Versatile

Located in the prestigious Edge Logistics complex in Longlake, Sandton, this exceptional industrial unit offers the perfect blend of security, accessibility, and functionality. With 24-hour security surveillance and direct access to the N3 highway, the property ensures seamless logistics and a safe working environment. The warehouse features a large roller door for efficient truck access, generous height for flexible storage solutions, ample natural light, and a reliable 3-phase power supply—ideal for storage, distribution, or light manufacturing.

The unit is designed for versatility and includes a flexible open-plan office or boardroom component, with an optional mezzanine for additional office space or storage. Generous parking is available for staff and visitors, ensuring convenience at every level.

### Features

<b>Building Name</b>	Edge Logistics				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Power 3 Phase	Yes	Security	Yes	Floor Size	344m <sup>2</sup>
Power Amps	60	Open Parking Bays	4	Land Size	10,000m <sup>2</sup>

